

**FOR LEASE**

# 2591-2597 KERNER BOULEVARD

2591 Kerner Boulevard, San Rafael, CA 94901



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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Property Summary

# 2591-2597 KERNER BOULEVARD

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## PROPERTY DESCRIPTION

2591-2597 Kerner Boulevard is a highly improved light industrial building totaling approximately 28,689 square feet. The front of the building is two-story office and the rear portion is improved with clean rooms, lab space, and shipping and receiving. There are five grade-level roll-up doors. There are two power supplies totaling 2,200 amps of 480/277, 3 phase electrical, abundant HVAC, and other over-standard improvements. Most recently occupied by a single tenant, it has the ability to be divided into a multi-tenant configuration.

## PROPERTY HIGHLIGHTS

- Full Building Occupancy Available
- Single tenant or multi-tenant occupancy
- Highly improved with over standard bio-medical clean rooms
- Abundant HVAC
- Huge power

## LOCATION DESCRIPTION

Located in the Bayview Business Park in East San Rafael. Property is close to I-580 and the Richmond-San Rafael Bridge, close to the interchange of US 101. Bayview BP is a mature light industrial and office park consisting of seven mostly owner-occupied buildings. The common areas feature abundant parking, access to services and established landscaping.

## OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Available SF:	±28,689 SF
Building Size:	±28,689 SF
Property Type:	Office, R&D Flex
Zoning:	PD (1675)

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Additional Photos

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Floor Plans

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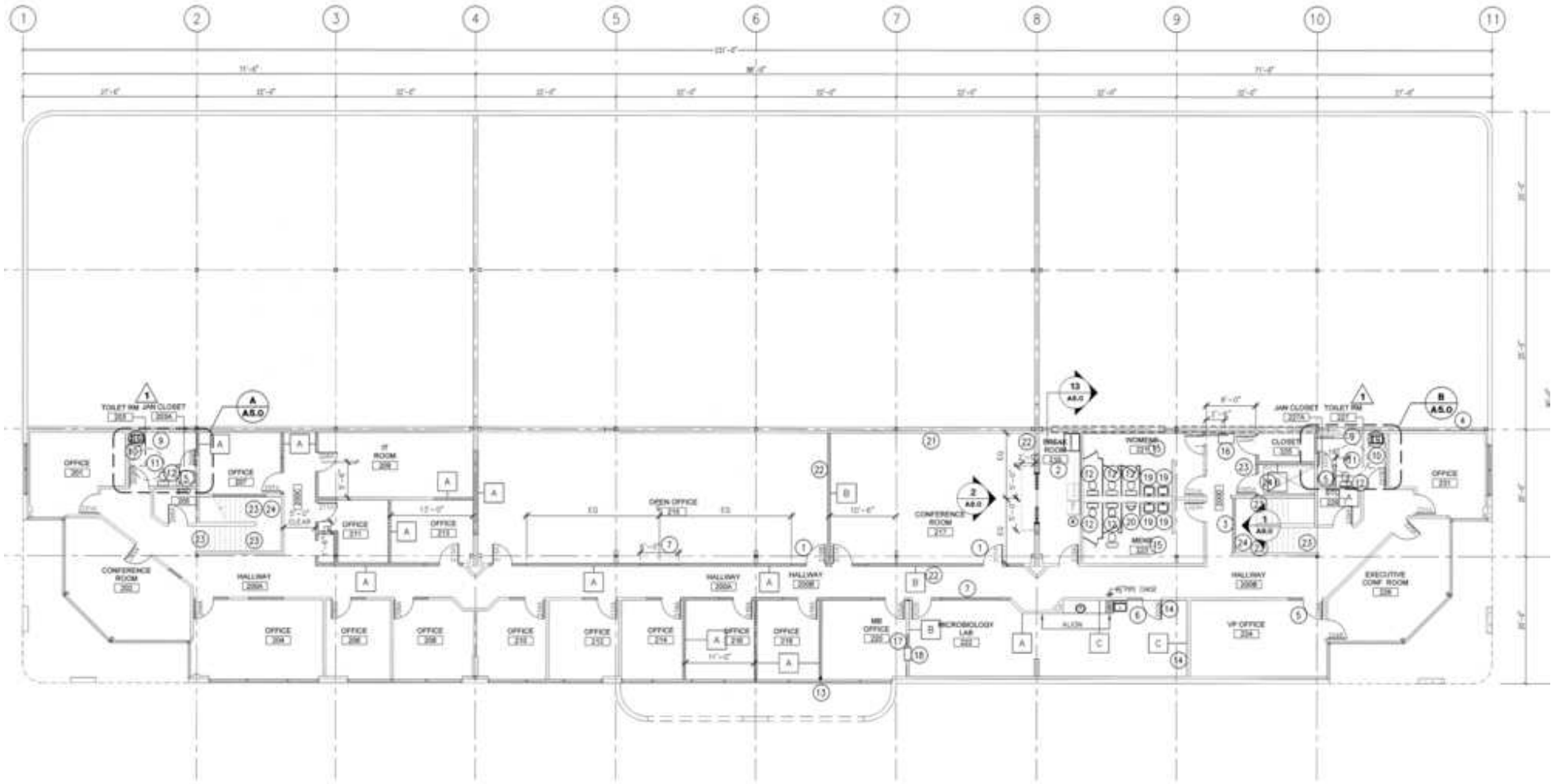


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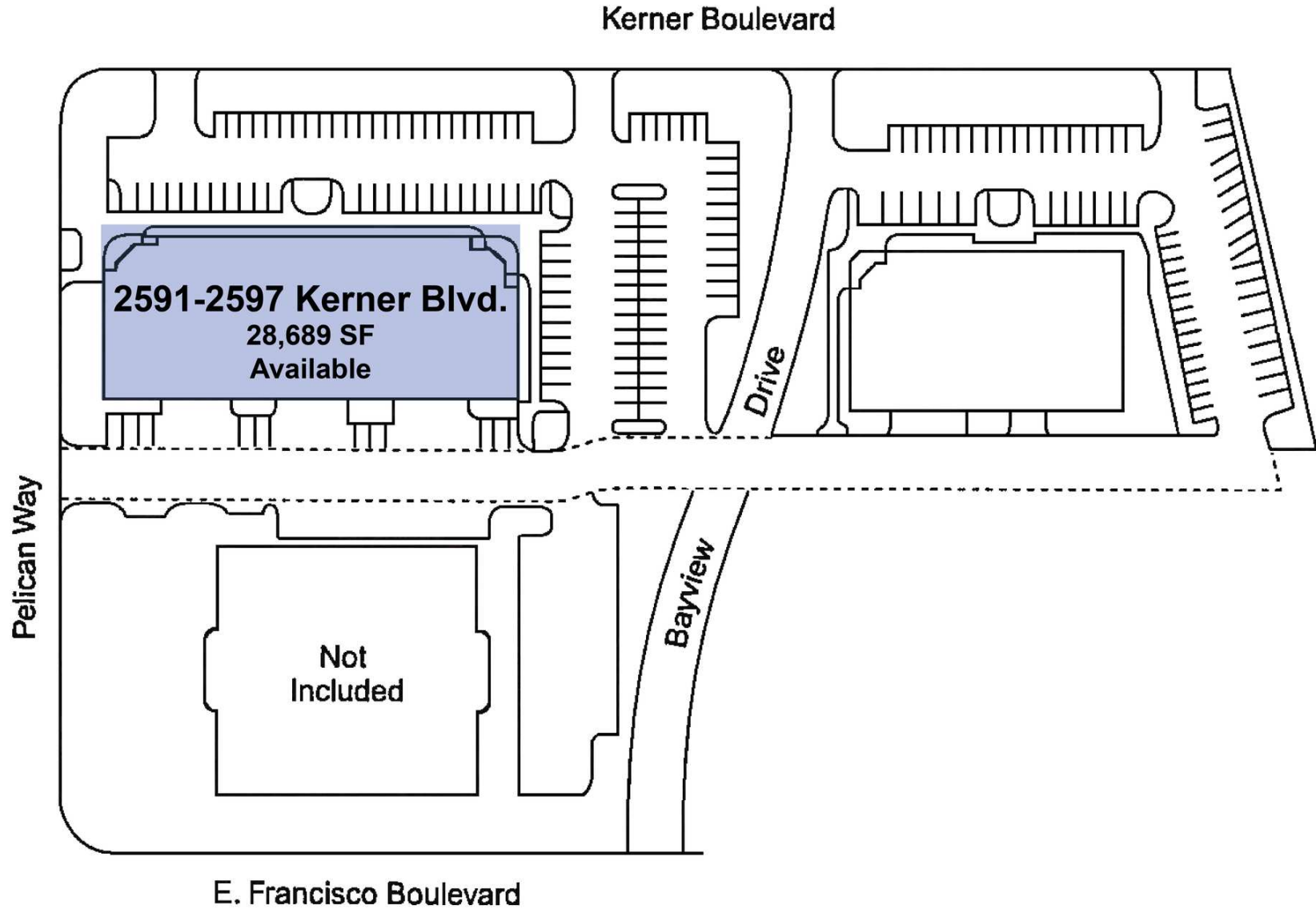


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Site Plans

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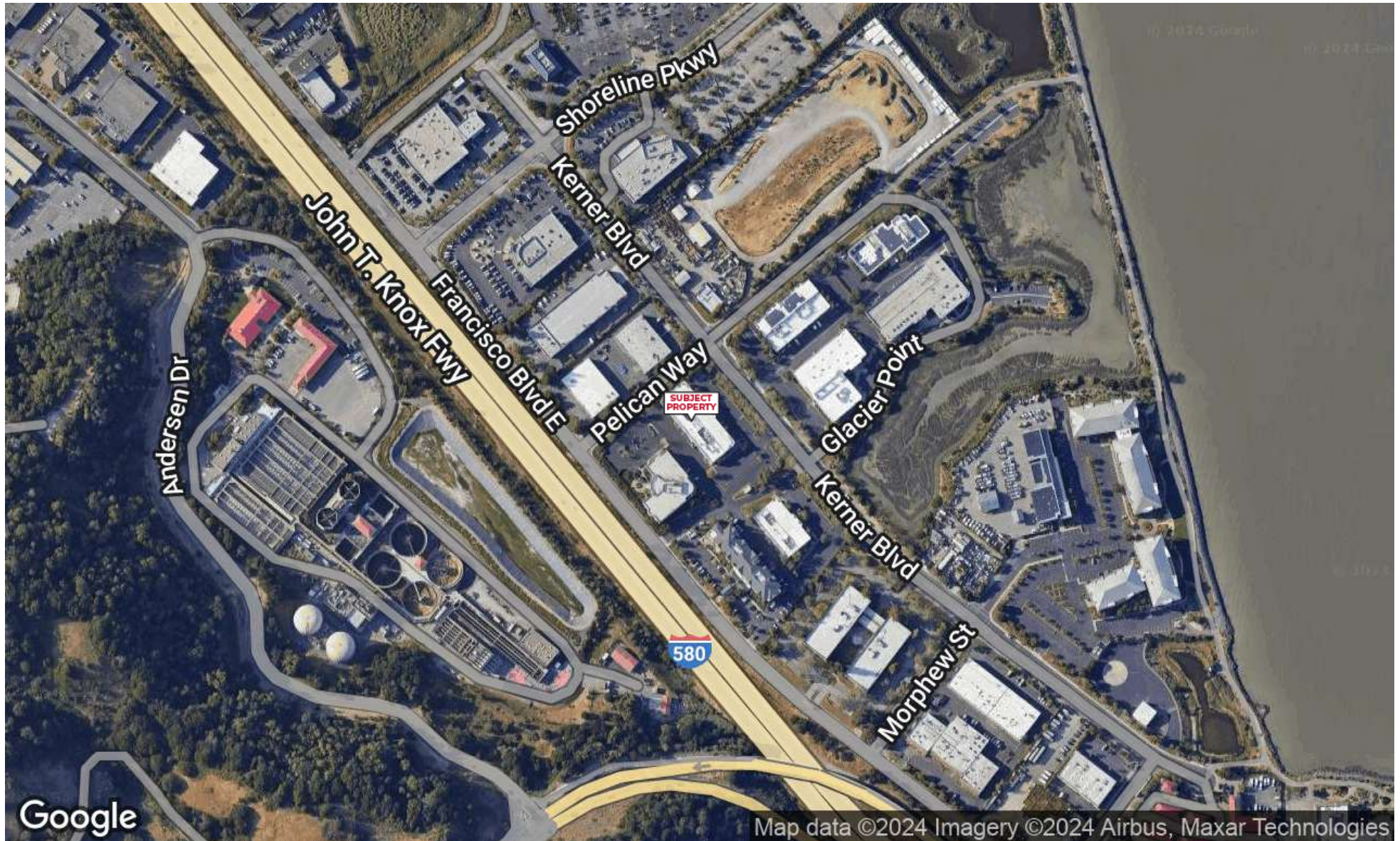


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Location Map

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